



FILE: PA02-0119

DATE: November 26, 2002
TO: File/Record/Applicant
FROM: Thomas B. Mathews, Director, Planning and Development Services Department
SUBJECT: Planning Application PA02-0119 for Site Development Permit
APPLICANT: Standard Pacific Homes

I. NATURE OF PROJECT:

Site plan approval of a model home sales complex in Tract 15919, Lots 3 through 6 (as modified by Lot Line Adjustments LL 2002-034, LL 2002-035 and LL 2002-036), which was all part of Vesting Tentative Tract 15586. The model site is located on the southwesterly side of Archipelago Drive and east of Crystal Heights Drive in Planning Area 3B of the Newport Coast Planned Community/LCP.

A sales office is located in the model on Lot 4. A temporary parking area for 13 vehicles (including one handicap space) is provided on lot 3. A portable handicap accessible restroom is also provided in the parking area. Three models of the four basic homes offered for sale are located on lots 4, 5 and 6. The complex is associated with the homes proposed for sales in Tract 15919 (as modified by Lot Line Adjustments LL 2002-034 through LL 2002-039), Tract 16427 and Tract 16428. The proposed model complex also includes the normal amenities associated with a model complex including flags, signs, trap fencing, etc.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code section 7-9-150 "Discretionary Permits and Procedures".

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is Categorically Exempt (Class 3, construction of limited numbers of new small structures or facilities) from the requirements of CEQA. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as shown in Appendix A Findings and Appendix B Conditions of Approval.

Thomas B. Mathews, Director
Planning and Development Services Department

By:

Chad G. Brown, Chief
CPSD/Site Planning Section

WVM

FOLDER: C:\My Documents\Newport Coast\PA02-0119 Staff Stan Pac models.doc

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to the Planning and Development Services Dept.